

City of Burien

BURIEN PLANNING COMMISSION MEETING

January 22, 2008

7:00 p.m.

Shared Conference Room

MINUTES

Planning Commission Members Present:

Janet Shull, Stacie Grage, Robert Simpson-Clark, Jim Clingan, Jon Newton, Michael Sumner

Absent:

Rebecca McInteer

Others Present:

David Johanson, senior planner; Scott Greenberg, planning director

Roll Call

Chair Shull called the meeting to order at 7:04 p.m. Upon the call of the roll all commissioners were present with the exception of Commissioner McInteer.

Agenda Confirmation

Motion to approve the agenda as printed was made by Commissioner Newton. Second was by Commissioner Simpson-Clark and the motion carried unanimously.

Public Comment

None

Approval of Minutes

A. November 13, 2007

Motion to approve the minutes as submitted was made by Commissioner Newton. Second was by Commissioner Sumner and the motion carried unanimously.

Old Business – None

New Business

A. Zoning Code Amendments
– *Miscellaneous Amendments – Introduction and Discussion*

David Johanson, AICP, senior planner, introduced proposed zoning code amendments that will codify current practices and interpretations relating to a number of different sections of the Zoning Code. They are:

- 1. BMC 19.15.025 (Repair uses in downtown):** Allows small item repair businesses in the downtown and limits repair activities to indoors only (Int. 00-04).
- 2. BMC 19.25.120 (Significant Tree Retention Calculation):** Clarifies calculation method for significant tree retention requirements. If significant tree retention calculation results in a fraction it is rounded up to the nearest whole number (Int. 00-05).
- 3. BMC 19.25.160 (Significant Tree Replacement):** Clarifies how to calculate significant tree replacement amounts (Int. 01-01). Only those trees that are required to be retained are factored into the tree replacement calculation.
- 4. BMC 19.17.015 (Transition zones abutting alleys):** Clarifies how transition zones are applied near alleys. Alleys are to be treated as property lines or street frontages (Int. 01-02).
- 5. BMC 19.50.030[8.A] (PWSF antennas):** Allows mounting of PWSF antennas on existing or new mechanical screens (Int. 01-03).
- 6. BMC 19.20.100 [4.A] (Residential driveway width):** Clarifies how to measure driveway width in a front setback and establishes maximum driveway widths (Int. 03-01).
- 7. BMC 19.15.010[2] (Minimum lot area for town homes):** Clarifies minimum lot area requirements for town home developments, specifically prohibits lot averaging (Int. 03-03).
- 8. BMC 19.15.020[5] (Maximum residential density in CI zone):** Clarifies the maximum residential density allowed for mixed-use developments in the CI zone when there is abutting residentially zoned lots with different maximum densities. Allows the maximum residential density to be used (Int. 04-02).

The commissioners reached consensus that all should be considered as possible zoning code amendments. Mr. Johanson stated that the goal is to bring the draft code amendments before the commission at the second meeting in February.

Director's Report

The commission was provided with a recap of the City Council discussion and action on SPA-4 retail; the council went with the Planning Commission's recommendation. Mr. Johanson pointed out that now that the policy has been established through the Comprehensive Plan amendment, the next step is to implement it through a zoning code amendment. A citizen asked if that meant Wal-Mart-type businesses would be allowed in the SPA-4. He commented that most small businesses cannot survive when Wal-Mart moves into an area.

Mr. Johanson also provided an update on various projects occurring in the downtown. Commissioner Sumner asked about the proposed hotel; Mr. Johanson said he'd check on that and report back.

Adjournment

Motion to adjourn was made by Commissioner Simpson-Clark. Second was by Commissioner Sumner and the motion carried unanimously.

Chair Shull adjourned the meeting at 7:57 p.m.

Approved: _____

Janet Shull, chair
Planning Commission